

Do receps in PM sheds have to be GFCI Protected?	<p>Yes: All 125-volt, single-phase, 15- or 20-ampere receptacles installed in grade level portions of accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Receptacles that are not readily accessible. 2. A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord- and plug-connected. 	Interpretation	Bob/John
Can pool water be released into a City Street?	Yes as long as it does not cause flooding, or to impede vehicular or pedestrian traffic, to create a hazardous condition to such traffic, or to cause damage to the public streets of the city	City Code 9.12.090	Bob/Larry Peterson
Do vending machines require GFCI protection?	Yes, and machines build after Jan. 1 2005 shall have the GFCI protection built in.	422.51 2005 NEC	Brad
Can Patios extend into rear and side yard setbacks?	Yes, provided that the patio is attached to primary residence. It can extend to within 10' (measured from support structures) of lot lines if it is totally open on three sides and does not cover more than 25% of the rear yard area. Side yard set back intrusion on 10' side needs Planning approval	17.52.080, 17.52.090 & 17.52.240 of the Casa Grande City Code	Bob, Doug, and Laura
Can NM, Type NMC, and Type NMS cables be used in commercial construction?	<p>No, we have an amendment to the 2005 NEC: 334.10 Uses Permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in the following:</p> <ol style="list-style-type: none"> (1) One- and two-family dwellings and other residential accessory structures. (2) Multifamily dwellings permitted to by Types III, IV, And V construction except as prohibited in 334. The rest of the commercial uses have been struck. 	15.20.010 of the City of Casa Grande Municipal Code New Codes and Amendments Adopted - applicable August 1, 2008	Brad
Can EMT be used under ground?	<p>No, See 358.12 Uses Not Permitted. EMT shall not be used under the following conditions:</p> <ol style="list-style-type: none"> (Items 1 through 6 to remain the same) (7) On or below grade. 	15.20.010 of the City of Casa Grande Municipal Code New Codes and Amendments Adopted - applicable August 1, 2008	Bob
What is the cost for "investigation fees"?	It is based on the time it takes to get project stopped and any other time put into getting the builder to submit documents for permitting, how much investigation etc. It is based on \$42 an hour with a \$42 minimum.	2003 IBC 108.4	B O

Sheet1

Do mixed fences-block/wrought iron-need to be just 5' high and how much of it has to be of one material or the other?	According to the Building Official, the min. height of either the wrought iron or the block has to be 48" and the overall height has to be a min. of 60". The balance of SECTION AG105 BARRIER REQUIREMENTS of the 2003 IRC, such as: the min. 2" under and 4" between vertical members rules, need to be enforced.	City Code 17.52.110 and Section AG105 of the 2003 IRC and interpretation by the Building Official	Brad and John
Does each bathroom, in a SFR, need it's own 20 amp GFCI protected circuit? When can other equipment be powered by the circuit?	E3603.4 Bathroom branch circuits. A minimum of one 20-ampere branch circuit shall be provided to supply the bathroom receptacle outlet(s). Such circuits shall have no other outlets. Exception: Where the 20-ampere circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied in accordance with Section E3602.	E3603.4 2003 IRC	Brad, Bob, Doug
What are the clearances for Water Closets in SFR?	SFR: 15" center line to both sides and 21" in front of the bowl	FIGURE R307.2 2003 IRC	Bob
Do signs have to be "listed"?	If they have electrical then they are required a visible label.	600.3 2005 NEC	John and Larry
Can Type "C" gypsum board be used, in an assembly, in place of type "X"?	Yes it can, for same thicknesses, but type "X" can not replace Type "C".	Interpretation	Brad and Doug
When do rooms adjacent to bedrooms require arc-fault breaker protection?	Arc-fault protection is required if the adjacent room is 65% open and it is not part of the bathroom (contains a sink, etc.) or is a clothes closet.	Interpretation	Brad
Is an alarm sufficient, for pool barrier security, on the garage service door if the door leads directly to the pool barrier area?	Because the alarm would not be heard throughout the house during normal household activities, due to the door being insulated by the garage barrier wall, it is not allowed. A latch at a min. 54" and self-closing is required for that door..	Interpretation	Brad and Bob
Does the pedestrian gate (fence gate), that leads directly to the public way, have to swing in the direction of travel?	If the gate has direct access to the pool, and therefore is a part of the pool barrier, it has to swing in the direction of travel, away from the pool.	Interpretation	Brad and Bob
Can the water heater drain pan line be "T'd" into the T&P line?	The lines can not be interconnected as the 2003 IRC says that the discharge from the relief valve shall be piped full size separately to the floor, to the outside of the building or to an indirect waste receptor located inside the building. The drain pan, if properly drained can be used as an indirect drain. The IPC requires that an air gap be installed in the same room as the water heater.	Interpretation	Brad and Bob

Sheet1

If a water heater is installed in the garage of a SFR does a pan still have to be installed?	If the elevated shelf, for the water heater, is installed in the garage at garage floor level, or the garage floor is sloped down towards the door and the shelf it's self is sloped away from the house, then no pan is required. If the platform is installed on the "step" in the garage (finished floor height) then a pan shall be installed.	Interpretation	Brad and Bob
How do we treat unpermitted (<= 200 sq ft) detached buildings when PMPE permits, to install electrical, plumbing, or mechanical systems, are applied for?	The 2005 NEC provides for practical safeguarding of persons and property from electrical hazard. The 2003 IPC and IMC provides minimum standards to safeguard life or limb, health, property and public welfare. The systems have to be built into a stable structure so we will require the building to be secured by straps or plate bolts to such a degree as to satisfy the field inspector	2005 NEC Art. 90.1 (A); 2003 IMC section 101.3; and 2003 IPC section 101.3	Inspector Club
Separation between storage rooms and AZ rooms in Park Models.	From this day forward we will no longer allow direct access from an Arizona room into a shed. This includes the alcove, or what is commonly referred to as a breeze way, that separates the Park Model from the shed, if it is included in the Arizona room floor area.	Interpretation See below	Paul T.
When calculating box fill how do the bonds, device and EGC figure in?	Take the largest of the bonds and/or EGC and add that/those conductors as individual wires regardless of the total numbers. 6 EGC = 1 conductor for fill calculations purposes. Any device (exp. receptacle) that goes in the box counts a 2 of the largest conductors. 1 light switch = 2 conductors for fill calculations	2005 NEC Art. 314.16	Doug and Bob
Use of 5/8" drywall in residential garages and storage areas (including under stairs).	The 2003 IRC does not require 5/8" drywall in any or the aforementioned areas. If the plans call for it it has to be installed. This includes park models and manufactured homes.	R309.2 and R311.2.2 of the 2003 IRC, and the City of Casa Grande Construction Codes, Rules, & Regulations Administered	Bob, Doug, and Paul.
Additions to park models and manufactured homes.	Unless specifically allowed by the manufacture or engineered for, additions can not be supported by the unit. They can be connected by a removable attachment.	Manufacture's installation instructions. Interpretations from the AZ Office of Manufactured Housing.	Bob and Doug
Separation from the park model for Separation between storage rooms and AZ rooms	The requirement is for structural separation The two structures can be directly adjacent without structural connection between structures. Non-structural weather protection may be used to seal the gaps between the two structures.	Interpretation	Dwight Williams

Sheet1

structures not requiring permitting	structures shall be built to the requirements of code per IRC 105.2 and IBC 105.2.	The exemption from permits does not relive the requirements to build the structure to code	Dwight Williams
Single family dwelling roof replacement	One- and two-family dwellings and their accessory structures do not require a permit for the replacement of asphalt shingle roofing material. The replacement roofing must be the same material as what was removed. (Three tab, architectural, or mineral roll) Replacement with other roofing material or any structural repairs shall require permitting as with any other construction project.	The exemption from permits does not relive the requirements to comply with code	Dwight Williams
Detached storage buildings re: 105.2 Work exempt from permit.	Detached is defined as “standing by itself : separate, unconnected; especially : not sharing any wall with another building <a detached house>” Therefore detached, for this section, shall mean totally separate from the principal dwelling or other accessory structures. Completely structurally independent structure with separate foundation, four walls, and a roof.	The exemption from permits does not relive the requirements to comply with code	Dwight Williams